



**TOWN OF ROCKYHILL  
PLANNING AND ZONING COMMISSION  
AGENDA OF SPECIAL MEETING  
\*\*\*WEDNESDAY, APRIL 22, 2015\*\*\***

**Town Council Room, Second Floor Town Hall, 761 Old Main Street, Rocky Hill, CT 06067**

**1. CONTINUATION OF PUBLIC HEARING(S) TO COMMENCE AT 6:30 P.M.**

**A.** Special Permit/Site Plan Application, **SMS Realty, LLC**, proposing to build two office buildings in two phases totaling 18,040 sq. ft. and associated site improvements for property located at 91 Corporate Place in an OP\_ Office Park Zoning District, ID #12-185;

**B.** Proposed Zoning Regulation Amendments, **Town of Rocky Hill**, noted as follows related to mixed-use development and multifamily housing:

1. Proposed Zoning Regulation Amendments, **Town of Rocky Hill**, proposing to modify the Rocky Hill Zoning Regulations: \
2. Remove Section **4.1.3 Site Plan Uses D. Mixed-uses**, in the OP – Office Park Zoning District;
3. Delete the language in Section **4.1.2 Site Plan Uses F** “mixed commercial and residential uses” and Add Section **4.1.2 Special Permit Uses S** “mixed use,” in the C-MX Commercial - mixed used Zoning District, in accordance with Section 7.14;
4. Add Section **4.1.2A C-MX Commercial – Mixed Use Zoning District** Purpose: To provide an area within the center of Town where mixed use development, Section 7.14, would be allowed with a Special Permit or the uses of the underlying C-Commercial Zone would be allowed as indicated in Section 4.1.2
5. Delete the language in Section **4.1.5 J Special Permit Uses** “mixed-uses, and” and label Special Permit Uses **4.1.5.K** as 4.1.5.J Marinas;
6. Modify Section **4.3.5** Add : This Section is not applicable to Mixed Use Developments approved under Section 7.14
7. Add to and/or replace existing definitions within Section **2.2 DEFINITIONS**:

**Affordable Housing:** housing for which people and families pay thirty percent ( 30 % ) or less of their annual income, where such income is less than or equal to eighty percent (80%) of the area mean income for the municipality in which such housing is located, as determined by the United States Department of Housing and Urban Development

**Affordable Housing Set Aside:** ten (10) percent of housing units in a mixed use development, are to be designated as “affordable housing,” as defined herein, when the number of residential units on site is ten (10) or more total

**Apartment:** a suite of rooms forming one residence or dwelling unit

**Apartment Building:** a building containing several apartment style dwelling units for lease

**Duplex Residence:** two joined residential dwelling units

**Mixed Use:** a combination of (i) a commercial use or uses permitted in, and meeting the applicable standards of, the underlying district, which use or uses shall include retail, (ii) residential use; and (iii) recreational, cultural, civic and/or educational uses not limited to occupants and guests of the residential component. All categories of use shall be substantial elements of the overall project, shall be complementary and shall be physically and functionally integrated. The project shall be designed to facilitate and encourage internal and external pedestrian access to the extent reasonably practicable

**Mixed Use Development:** ~~a combination of a residential use or uses and a non-residential use or uses in a single building or in a cohesive planned development in more than one building~~

**Multifamily Housing:** allowed as a component of a mixed use development is a classification of housing where multiple separate housing units for residential inhabitants are contained within one building, with or without party walls or several buildings within one complex. A common form is an apartment building. Sometimes units in a multi-family residential building are condominiums, where typically the units are owned individually rather than leased from a single apartment building owner.

**8. Add Section 7.14 Mixed Use Development**

The Commission may grant a Special Permit and Site Plan approval for a Mixed Use Development in a C-Commercial Zoning District, provided the proposed development meets the applicable definitions and requirements under this Section 7.14, 2.2, 8.2 and 8.3 of these Regulations as may be amended.

**7.14 A. Height and Area Requirements:**

1. Building Height: If more than one building is proposed within a mixed use development, the buildings should be at varying heights. Building height is not to exceed 45 feet or 4 stories.
2. Building Setbacks: Front yard setback can range between 10 feet and 35 feet. Applicants, in writing, can request a front yard setback less than 10 feet providing the change would not create a sightline hazard or other hazard; and in front of the building vegetative elements are incorporated. Side Yard and Rear Yard Setbacks are to meet those of the underlying district.
3. Minimum Impervious/landscaped area: There is to be a minimum of 30% impervious area on site distributed throughout the site. Vegetative buffering is to be provided along side and rear property boundaries

**7.14 B Parking Requirements/Traffic:**

Shared parking is required. The Applicant, in writing, shall the present the proposed uses in general within the proposed development, their parking needs, and requirements as well as the overall parking and circulation plan.

**7.14 C Multifamily Housing/Affordable Housing:**

Multifamily housing is allowed in a mixed use development in the form of rental units and/or condominium units. Multifamily units are to consist of a mix of studio units, as well as one and two bedroom units, so as to provide a broad base housing choice. Affordable housing units as defined in Section 2.2, shall be required where at least ten(10) residential units are proposed as a part of a mixed use development.

**7.14 E** In addition to other criteria contained elsewhere in these Regulations, applications for a Special Permit and Site Plan approval for a mixed use development shall comply with the following:

1. Special Permit Requirements in Section 8.3;
2. Site Plan Requirements in Section 8.2;
3. Properties are to be served by public water and public sewer;
4. Public sidewalks are to be provided along the street frontage and throughout the development with areas of refuge such as but not limited to benches, other areas for sitting;
5. Commercial Vehicles as defined in Section 2.2 are prohibited from overnight parking unless associated with an on-site commercial business and appropriately screened from the public street and on site and nearby residential units;
6. The design guidelines as developed for the Silas Deane Highway, The Silas Deane A Vision for Reinvestment. Action Items and Design Guidelines are to be considered with respect to project and building design.

**9. Add in the Rocky Hill Zoning Regulations Appendix E:**

The Silas Deane A Vision for Reinvestment Action Items and Design Guidelines, Wethersfield and Rocky Hill, Connecticut, prepared by Fuss & O'Neill in association with Ferrero Hixon Assoc., dated April 2006.

**C. Proposed Zoning Map Amendment, Town of Rocky Hill**, proposing to create the C-MX Zoning District, which would allow for mixed use development under a Special Permit process, Reference Item 1D above, as well as uses in the C-Commercial Zoning District, Properties included ID# 10-006- /+10-027, 10-037-/+10-047, 10-179-/+186, 10-208-/+219 and 10-339 ( southerly bounded by Pratt Street and # 2433 Main Street, easterly running along Main Street to the eastern boundary of 2360 Main and #12 Glastonbury Avenue and 748/750 Main Street, across Old Main Street and running along the west side of Old Main Street northerly to the intersection of Church Street, thence westerly along the northern boundary of Ferry Landing Condominiums to the Silas Deane Highway immediate north of # 2192 Silas Deane, across the street along the north and westerly boundary of # 2189 Silas Deane and following the rear property boundaries of those lots south of 2189 Silas Deane on the west side of the street inclusive of 45 Elm Street, across Elm Street running southerly including #30 Elm Street on the westerly border continuing south to include #5 Garden street on the western border back to point of beginning);

**2. CALL TO ORDER IMMEDIATELY FOLLOWING THE RECESS/CLOSURE OF PUBLIC HEARING(S)**

**3. PUBLIC**

**4. ADOPT AGENDA**

**5. CONSENT AGENDA**

**6. AGENDA ITEMS**

**A.** Special Permit/Site Plan Application, **SMS Realty, LLC**, proposing to build two office buildings in two phases totaling 18,040 sq. ft. and associated site improvements for property located at 91 Corporate Place in an OP- Office Park Zoning District, ID #12-185;

**B.** Pre-Application Review, **Matthew Ranelli representing Cumberland Farms, Inc.**, for a convenience store with gas, for property located on 1761, 1765 and 1775 Silas Deane Highway, in a C-Commercial Zoning District;

**C.** Site Plan Application, **Pratt & Whitney, Division of United Technologies Corporation**, for sediment remediation project of approximately 480 cubic yards of sediment within Dividend Brook and associated restoration work for property located to the rear of 60 Belamose Avenue and property of the Town of Rocky Hill, CT, ID#18-088 and ID#18-089

**D.** Proposed Zoning Regulation Amendments, **Town of Rocky Hill**, modifying or adding Zoning Regulations related to Mixed Uses/Multi-family housing, Sections: 2.2, 4.1.2 and 4.1.2 A, 4.1.3,4.1.5, 4.3.5, 7.14, Appendix E; (Reference Item 1B Public Hearing, continued from March 18, 2015);

**E.** Proposed Zoning Map Amendment, **Town of Rocky Hill, Proposing** to create the C-MX Zoning District, (Reference Item 1C above, Continued from March 18, 2015):

**7. ANY OTHER BUSINESS**

**8. COMMUNICATIONS**

**9. APPROVE BILLS**

**A.** Planimetrics Invoice #1097 for \$6,345.64;

**10. ADJOURN**

Dated in Rocky Hill, CT this 2<sup>nd</sup> day of April, 2015  
Planning and Zoning Commission  
Dimple Desai, Chairman  
Victor Zarrilli, Secretary